



ENVIRONMENTAL & REGULATORY SERVICES
 PECFA
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 www.commerce.state.wi.us

Scott McCallum, Governor
 Philip Edw. Albert, Secretary

Wisconsin Department of Commerce Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work:

The Bureau of PECFA is seeking competitive bids to perform remedial action services on a petroleum release from a regulated petroleum product storage tank system. The site upon which bids are being solicited is:

Bid Round Number: 22
Comm Number: 53095-9701-05-A
BRRTS Number: 03-67-001528
Site Name: Tri Par Service
Site Address: 5105 County Rd P West Bend WI

Project Manager: Dave Volkert
Project Manager address: 407 Pilot Ct Ste 100 Waukesha WI 53188-2466
Project Manager phone: 262-574-2166
Project Manager e-mail address david.volkert@mail01.dnr.state.wi.us

Bid Announcement Date	9/30/02
Questions or requests for information must be submitted in writing and received by:	10/14/02 4:00 PM
Responses to the questions will be posted (and if requested, sent in writing) by:	11/1/02
Bid End Date and Time:	11/15/02 by Noon

The site investigation report, upon which bids are being sought, and the successful bid, when determined, are available for inspection at:

Department of Natural Resources 407 Pilot Ct Ste 100 Waukesha WI

Please contact the project manager listed above for an appointment. Copies of the site investigation report can be purchased for the cost of reproduction and handling at the following address:

Ikon Office Solutions 205 E Wisconsin Ave Ste. 400 Milwaukee 53202

Phone: 414-276-7077

Fax: 414-276-7119

SECTION 2 - Site Specific Bid Specification Requirements:

A) Project Manager Comments

1) General Comments:

The site has been operating as a gasoline service station since 1968. Currently there are two 10,000-gallon gasoline underground storage tanks (USTs), one 12,000-gallon gasoline UST, and one 10,000-gallon diesel UST at the site. The USTs systems were upgraded in various phases in 1991, 1994 and 1995. The WDNR was notified of a release from the UST systems in 1991. A 560-gallon fuel oil UST and a 3,000-gallon gasoline UST were removed from the site in 1997 and 1998, respectively.

Near surface soils at the site consist of silty clay and gravel fill 4 to 10 feet thick across the site. Native subsurface soils are well sorted, fine to medium grained sand to a depth of greater than 50 feet. The hydraulic conductivity value of the subsurface sand at the site is estimated to be 10-2 cm/s. Depth to groundwater varies from approximately 35 to 40 feet at the site. Groundwater flow direction is to the north or north-northeast at the site.

Potable water at the site is provided by a private supply well. The well on-site is 225 feet deep. Casing extends from the surface to 184 feet, which is the top of limestone based on the well constructor's log. There is another private supply well on the adjacent property to the north (down-gradient) of the site. The construction of this supply well is unknown. During the contamination investigation the supply wells on the site and on the property to the north were sampled one time and did not contain detectable concentrations of petroleum volatile organic compounds.

2) The following Environmental Factor(s) were identified in the Site Investigation Report for this site:

- Documented expansion of the plume margin.
- Verified contaminant concentrations in a private or public potable well that exceeds the preventive action limit established under ch. 160, Stats..
- Contamination within bedrock or within 1 meter of bedrock.
- Petroleum product that is not in the dissolved phase is present with a thickness of .01 feet or more, and verified by more than one sampling event.
- Documented contamination discharges to a surface water or wetland.

3) Minimum Remedial Requirements:

This bid is for the scope of work outlined below and is not through site closure.

a. Sample three soil borings and install three water table monitoring wells to evaluate the source and lateral distribution of petroleum free product

- Locate one well on the north end of the Tri Par property between the diesel dispenser island and the diesel UST. This well will help determine the magnitude and source of the diesel fuel release at the site.
- Locate one well between monitoring well MW8 and the supply well on the adjacent property to the north of the Tri Par property. This well will help determine the extent of free product beyond monitoring well MW8.
- Locate one well downgradient (north-northeast) from monitoring well MW8. This well will aid in determining the downgradient extent of free product beyond monitoring well MW8.

All borings/monitoring wells should be sampled/installed following the techniques described in the proposed workplan (with two exceptions) that will be available for review. One exception is that soil sampling for the installation of the monitoring well does not have to be continuous. Soil samples can be collected at five-foot intervals for the first 30 feet, after which soil sampling should be continuous. The second exception is that only two soil samples are requested for analytical testing. The proposed sample from the bottom of the boring (i.e., the well bottom completion depth) can be eliminated from analytical testing. Soil samples selected for laboratory testing should be analyzed for gasoline range organics (GRO), diesel range organics (DRO), and petroleum volatile organic compounds (PVOC) plus naphthalene.

All monitoring well elevations must be surveyed relative to USGS datum and the new wells must be accurately located relative to the existing site monitoring wells.

b. Sample four soil borings

- Locate one soil boring adjacent to each of the three gasoline dispenser islands at the site. These three (3) borings will help determine the source of the gasoline contamination at the site and determine if soil in those areas poses a direct contact threat to human health.
- Locate one soil boring adjacent to the piping run between the dispenser islands and the three gasoline USTs. This boring will help determine the source of the gasoline contamination at the site and determine if soil in this area poses a direct contact threat to human health.

Sample these borings continuously to a depth of four feet. Select the soil sample yielding the highest field screening level for laboratory analysis of GRO, DRO, and PVOC plus naphthalene.

If "as built" diagrams are not available for the UST systems it may be pertinent to have a private utility marker identify the gasoline piping runs and other underground utilities at the site, prior to advancing these soil borings.

c. Groundwater Monitoring

- Measure the groundwater level in each well at the site whether the well is sampled or not.
- Sample the three new monitoring wells and existing monitoring wells MW1, MW2, MW3, MW5, MW6, MW7, MW8, MW9 and MW20 for laboratory analysis of PVOOC plus naphthalene.
- If a monitoring well contains measurable free product, do not submit the sample for analytical testing. Record the product and groundwater level in the well.
- Sample the on-site potable well (5105 CTH P) and the adjacent property well to the north (5127 CTH P) for volatile organic compounds (VOC).

It will not be necessary to remove free product from monitoring wells in this phase of the investigation.

d. Report Preparation

Prepare a report documenting the work completed during this investigative phase at the site. If additional work is warranted as explained below in the "Additional Bid Items", wait until the additional work is completed before completing the report. In addition to documentation required under NR 716.15, the report should include a brief (1-2 page) summary of possible remedial options for the site.

e. Additional Bid Items

Costs should be provided for the following additional bid items. The work outlined below will only be conducted after receiving written approval from the Wisconsin Department of Natural Resources.

- Cost to resample the three newly installed monitoring wells at the site, if any of the wells do not contain free product in the first sampling event. The wells would be sampled one quarter after the first sampling event. Water elevations should also be measured in all site wells.
- Cost to install up to three additional water table monitoring wells if the extent of the free product plume is not defined at the site.

Include the cost for any additional documentation/report preparation in the cost of the two items noted immediately above.

B) Bidder's Strategy for Remedial Action

- 1) Identify the remedial strategy for obtaining a closed remedial action status.
- 2) Specifically describe what element of your proposed strategy will address the environmental factors/risk factors listed above. Also describe how, when, and why it will address them.
- 3) Provide a detailed description of the work to be performed. The description shall provide sufficient detail to establish that the proposed strategy will be successful in achieving the closed remedial action status identified above.
 - a) The detailed description may include, but is not limited to the following:
 - Technologies
 - Estimated years of operation

- Estimated tons of soil
- Approximate geometry/depth of excavation
- Reporting details
- Estimated years of monitoring
- Frequency of sampling/number of wells/parameters

4) Specifically describe how you will address off-site contamination, if applicable.

5) Specifically describe how you will address any direct contact hazards, if applicable.

SECTION 3 - Conditions of Bid:

The successful bidder will be the entity that complies with all provisions of the bid specification. PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. In preparing the bid, the bidder must assume compliance with all applicable codes, including but not limited to Comm 46, Comm 47, and NR 700.

The successful bidder will be determined based upon conformance to and competitiveness under the bid protocol. The first determination will be whether the bidder has complied with all provisions of the bid. These bids will be considered responsive. From the responsive bids, the lowest total cost bid with an approvable approach will be determined.

The successful bid will be available to be viewed at the location identified in Section 1. If two or more bidders tie in the cost comparison, the bid with the lowest consulting cost will be used as the tiebreaker. All bid documents must be signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin Department of Regulation and Licensing.

The Department reserves the right to reject any and all bids that meet any of the following conditions:

- The Department believes the remedial strategy is not appropriate to a specific geologic setting.
- From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

The name of the successful bidder, bid amount, proposed outcome and supporting documentation will be provided to the site claimant along with instructions to inform the PECFA program in writing of their intent to either:

- Use the lowest identified bidder or
- Use another service provider.

In either case, PECFA reimbursement is capped at the dollar amount of the successful bid.

A successful bid does not mean or guarantee that all costs in a resultant claim are eligible, reasonable, necessary or reimbursable under the PECFA program.

If a bidder fails to comply with a bid provision the bid response will be determined to be non-responsive. If the bid response is responsive, but not the lowest cost service provider with an appropriate approach, it will be determined to be "non-successful." Non-responsive and non-successful bidders will not be individually informed of their failure to achieve compliance with the bid specifications or to be the lowest bidder.

The successful bidder may be required to provide input to, and attend a meeting with the PECFA program and the claimant to explain the bid and the remedial approach.

Appeals, by bidders, of decisions regarding complying bids or costs are not allowed, as they do not constitute claimant reimbursement decisions under the PECFA program.

In compliance with this invitation to bid and subject to all conditions thereof, the signatory agrees to the following:

- If the signatory's bid is determined to be successful, the signatory must, within 15 days of the Department's notification, contact the claimant and confirm that they will provide the remedial services at the cost described within the Bid Response.
- That for a period of 90 days, starting with the Department's notification to the claimant, the signatory will hold firm their commitment to provide the remedial services and prices set forth in the Bid Response.

Failure to abide with the conditions stated above may result in exclusion from future PECFA Public Bidding events.

Questions, answers and interpretations will be considered an amendment of this solicitation. All answers and interpretations shall be in writing from the Program Manager identified in Section 1 of this solicitation. Neither the program nor the Department shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date. After the date by which questions must be submitted by, identified in Section 1, no further questions will be addressed.

A written response will be provided at: <http://www.commerce.state.wi.us/ER/ER-PECFA-SiteBidding.html> (and mailed to all requesters of the bid package who are not able to access the web site, and who therefore request written correspondence from the program contact).

SECTION 4 - Closure Specifications:

There are no closure specifications for this bid.

SECTION 5 - Instructions to Bidders:

By submission of a bid, bidder agrees that during the period following issuance of this solicitation and prior to notification of successful bidder, bidders shall not discuss the bid or bid process except with the program contact designated in this solicitation. Bidders shall not discuss or attempt to negotiate with the claimant, other potential bidders or program staff any aspects of the bid without prior approval of the Project Manager specified. Infractions will result in rejection of the violator's bid and may also result in disqualification of the individual to provide bids and a formal complaint being lodged with the Department of Regulation and Licensing.

The bid submitted shall address all the site specific bid specification requirements identified in Section 2. A full remedial action plan is not required as part of the bid submittal. A full remedial action plan may be requested by the program.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Project Manager. If the Project Manager is not able to arrange site access, this fact will not delay the bid process or negate the comparison and potential selection from among the bids that are submitted. All costs associated with a site visit or preparation of a bid will be the responsibility of the bidder.

The Bid Process must conform to the following:

1. The Bid Response shall address all the site specific bid specification requirements identified in Section 2 and shall support in sufficient detail and succinctly the remedial strategy.
2. The total cost (in dollars) to accomplish the stated remedial goal. The costs specified in #4 shall separately identify consulting (non-commodity) costs.
3. The submittal must include an original and two (2) copies of the Bid Response documents signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. Include the appropriate registration number of the professional license.
4. Bids can not be "faxed" directly to the program. Documents received by fax will not be accepted or considered.
5. Bids, amendments thereto or withdrawal requests must be received by the time advertised for bid opening. It is the bidder's sole responsibility to insure that these documents are received by the contact at the time indicated in this solicitation document.
6. All specifications or descriptive papers provided with the bid submission must include the bidder's telephone number and Commerce number thereon. Identify the name of the consulting firm on the 1st Page of the Bid Response.
7. The Commerce Number must be on the outside of the envelope in which the bid is submitted. The Department assumes no responsibility for unmarked or improperly marked envelopes. All envelopes received showing a bid number will be placed directly under locked security until the date and time of opening. Include only one Bid Response (an original and two (2) copies) per envelope.
8. Correction of errors on the bid form: All prices and notations shall be printed in ink, typewritten or computer printed. Errors shall be crossed out, corrections entered and initialed by the person signing the bid. Erasures or use of correction fluid will be cause for rejection. No bid shall be altered or amended after the time specified for the bid end date.
9. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date.
10. Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).
11. From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.
12. If bidders consider the bid response to be proprietary information and exempt from disclosure, each part of the Bid Response must clearly marked *CONFIDENTIAL*. If any part is designated as confidential, there must be attached to that part an explanation of how the information is proprietary. The Department reserves the right to determine whether this information should be

exempt from disclosure and no legal action may be brought against the State, Department or its agents for its determination in this regard.

13. The Bid Response must be appropriate to the site geologic setting.
14. Ambiguous bids, which are uncertain as to cost, time or compliance with this solicitation, will be rejected.
15. The Department reserves the right to reject any and all bids, and/or to cancel this solicitation at any time.
16. Each bidder shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this solicitation. The failure or omission of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
17. All amendments to and interpretations of this solicitation shall be in writing from the Project Manager. Neither the Department nor the program shall be legally bound by any amendment or interpretation that is not in writing.
18. This solicitation is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The solicitation may or may not be changed but a review of such notification will be made prior to award.

BID RESPONSE
(1st Page)

Department of Commerce PECFA Program

SITE NAME: Tri Par Service
COMMERCE NUMBER: 53095-9701-05
BRRTS NUMBER: 03-67-001528

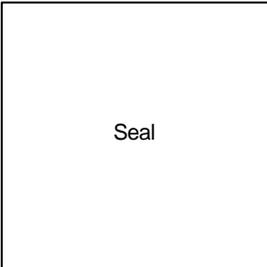
Submit Bid To Cathy Voges
Department of Commerce PECFA Program
201 W Washington Ave, Madison WI 53703-2790 or
P.O. Box 8044, Madison WI 53708-8044

Bidder Company: _____
Bidder Address: _____

Telephone Number: () -
Fax Number: () -
e-mail Address: _____

Bidder: (check one that applies):

_____ Professional Engineer License #
_____ Professional Geologist License #
_____ Hydrologist License #
_____ Soil Scientist License #



Signature: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Print Name: _____

Title: _____

Total Bid Cost \$ _____

Total Consulting Cost (subpart of Total Bid) \$ _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Tri Par Service

COMMERCE NUMBER: 53095-9701-05

BRRTS NUMBER: 03-67-001528

Consulting Firm phone number () ____-_____

This response must address all of the site-specific specifications identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm telephone number must be included on all additional pages.*